

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne & Claude Rainville

Public Present: Amber Soter, Z.A., Tod Provost, Sharon Provost, John Rooney, Mark Hitchcox, Heike Meyer, and Bronson Johnson

7:00 PM- J. Heyer called the meeting to order.

7:05 PM - Request of Sharon & Tod Provost and Michael Cain & Joanna Wells for a Boundary Line Adjustment hearing on the properties located at 2757 & 2775 Main Street (Parcel ID MA2757 & MA2775).

The intention of this boundary line adjustment was to adjust the property lines, so they flowed better with the land and the existing structures and gardens. It was shown on the map that the 6.2 acre parcel was previously subdivided into three parcels through a state subdivision permit prior to Fairfax having subdivision regulations. The applicants have no intention of using the three lots and always used it as one. Even so, the proposed boundary line adjustment would make one of those previously subdivided parcels non-conforming even though the entire parcel as a whole would not be. The Provost's stated that they have no intention of selling those as lots and would like to dissolve those lines, so they can move forward with the boundary line adjustment.

7:20 PM M. Varney made a motion to accept the Zoning Administrators recommendation to approve the boundary line adjustment. Review of a new map must be approved prior to signing of the Mylar that shows the dissolving of lots 3, 4 and 5. The motion included to allow any available member of the DRB to come and sign and approve the final map and Mylar when it is ready **M. Dufresne 2nd**. All in favor.

7:30 PM- Request of Carl & Trudy Dudley and John & Mary Rooney for a Site Plan Amendment and Boundary Line Adjustment hearing on the properties located at 2 Apple Tree Road (LOT #8) & 14 Apple Tree Road (Parcel ID AP0002 & AP0014).

Mr. Rooney wanted to make Lot #8 of his Apple Tree Road subdivision larger by obtaining additional land from the Dudley's. This lot was part of a PUD. By adding additional acreage to this lot it does not effect the PUD's reserved area. The Dudley property was not part of this PUD subdivision. The Rooney's increased the building envelope to include most of the parcel, on the previous PUD map there showed wetlands. On this new map the wetlands were not extended into the new portion of Lot #8. There are wetlands on some portions of that newly expanded lot and the way the building envelope is situated, it would be in the wetlands. The board asked for the wetlands to be extended and the building envelope to be adjusted.

7:53 PM M. Dufresne made a motion to accept the Zoning Administrators recommendation to approve the boundary line adjustment. Review of a new map must be approved prior to signing of the Mylar that shows the extended wetlands and the revised building envelope. The motion included to allow any available member of the DRB to come and sign and approve the final map and Mylar when it is ready **M. Varney 2nd**. All in favor.

8:00 PM- Request of Bronson Johnson and James Bower for a Boundary Line Adjustment hearing on the properties located at 130 Meade Road & 154 Meade Road (Parcel ID ME0130 & ME0154).

Mr. Bronson requested a boundary line adjustment on the boundary of his property that currently adjoins a ROW that goes with his property. The intention is to make his access ROW wider so that he can obtain power to his back lot and have the width to meet setback requirements should he wish to put in a road in the future.

Tuesday December 11, 2018

The Johnson lot will be conveyed .59 acres from the Bowers and the Bowers will receive .97 acres from the Johnson lot.

8:15 PM M. Dufresne made a motion to accept the Zoning Administrators recommendation to approve the boundary line adjustment. **C. Rainville 2nd**. All in favor.

8:20 PM C. Rainville made a motion to approve the Minutes from August 28, 2018. **M. Varney 2nd**. All in favor.

The board had to elect officers. They chose to keep it the same as it is with the Chair being Jason Heyer, Vice Chair being Martha Varney and clerk Nick Hibbard.

8:40 PM – C. Rainville made a motion to adjourn. **M. Dufresne 2nd**. All in favor.

Respectfully submitted,
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ Date: _____
For the Development Review Board

.....
.....
These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.